



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

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Memorandum.

Date: August 19, 2015

To: Fran L'Heureux, Chair, & Members, Zoning Board of Adjustment

From: Emily Edwards, Planning Intern
Jillian M. Harris, AICP, Planning & Zoning Administrator

Subject: **John and Dawn O'Neil (petitioner/owner)** – Variance under Section 3.02 of the Zoning Ordinance to permit a two family residence with a lot area less than the required 80,000 s.f. The parcel is located at 203 Naticook Road in the R (Residential) District. Tax Map 2B, Lot 109. Case #2015-26.

The following information is provided to aid in your consideration of the above referenced case. Additional background and application materials are included in your packet.

Background: The subject property is an approximately 0.466 acre parcel located at 203 Naticook Road in the R-4 (Residential) District. The property is serviced by public water and sewer.

On March 26, 2009, The Zoning Board of Adjustment granted a Special Exception under Section 2.02.1.B.2 of the Zoning Ordinance to permit an Accessory Dwelling Unit (ADU) on the property. The petitioner would like to turn the single family residence with an ADU into a two family residence, in order to remove the family occupant restriction.

The petitioner seeks a Variance under Section 3.02 of the Zoning Ordinance to allow a two family residence on a 20,298.96 s.f. lot, whereas 80,000 s.f. is required in the R-4 District. According to the petitioner's application, there will be no exterior or interior change to the current property, other than the addition of an electrical meter socket and gas meter on the side of the house.

Standard of Review: It is the burden of the Petitioner to demonstrate that the five requirements for the granting of a Variance under Section 3.02 of the Zoning Ordinance have been met to permit a two family residence with a lot area less than the required 80,000 s.f.

cc: Correspondence & Zoning Board File

ec: John and Dawn O'Neil, Petitioner/Owner
Carol Miner and Fred Kelley, Building Department